Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

FEBRUARY 14, 2008

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:13 a.m.	Tennessee State Veterans Home Board	
11:14 a.m.	Department of Agriculture	Commissioner Ken Givens
11:15 a.m.	Department of Safety	Deputy Commissioner Greta Dajani
11:20 a.m.	Department of Education	Acting Commissioner Tim Webb
11:22 a.m.	Department of Tourist Development	Commissioner Susan Whitaker
11:24 a.m.	Department of Correction	Commissioner George Little
11:28 a.m.	University of Tennessee	Dr. John Petersen
11:30 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:36 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:58 a.m.	Department of Finance and Administration	•
12:00 p.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives Ron Ramsey, Lieutenant Governor Dave Goetz, Commissioner, Department of Finance and Administration John G. Morgan, Comptroller of the Treasury Dale Sims, State Treasurer Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect Georgia Martin, State Architect's Office Charles Garrett, Real Property Administration Charles Harrison, Comptroller's Office Dave Thurman, Legislative Budget Office Minutes of Meeting of State Building Commission February 14, 2008 Page 2 of 19

Mark Wood, Secretary of State's Office Janie Porter, Attorney General's Office

Genie Whitesell, Attorney General's Office

Jerry Preston, Tennessee Board of Regents

Diane Uhler, Tennessee Board of Regents

Russ Deaton, THEC

John Carr, Finance and Administration

Steve Campbell, Bell Construction

Alvin Payne, University of Tennessee

George Criss, University of Tennessee

Gary Rogers, University of Tennessee

Mark Cherpack, Finance and Administration

Mike Morrow, Finance and Administration

Cindy Liddell, Bond Finance

Patrick McIntyre, TN Historical Commission

Tim Schwarz, Finance and Administration

Michael Carter, Pinnacle Construction Partners

Dale Randels, Pinnacle Construction Partners

Ken Swann, Pinnacle Construction Partners

Bill Hedge, Dept of Safety

Bob Bumbalough, Dept of Safety

Mike Boshers, Dept of Safety

Bob McKee, SOCC

Keith Pyle, Bell & Associates

Bill Finney, Real Property Administration

Venuss Gervin, Moody Nolan

Patti Miller, Middle Tennessee State University

Sidney McPhee, Middle Tennessee State University

Art Lidsky, Dober Lidsky Craig Associates

Chris Cooper, Diversity Business Enterprises

Robert Green, Dept of Education

Deborah Boshears-Davis, Dept of Education

Anne Martin, Real Property Administration

Cleve Salmon, Real Property Administration

Tom Lightsey, Dept of Tourist Development

Lee Curtis, Dept of Tourist Development

Travis Johnson, Dept of Finance and Administration

Vikki Carter, TLC Engineering

Russell Skrabut, TLC Engineering

Jesse Neely, Dept of Correction

Dwight Hensley, Dept of Environment and Conservation

Michael Robertson, Dept of Environment and Conservation

Randall Taylor, Neuhoff Taylor Architects

O.W. Higley, THEC

Jim Vaden, THEC

Minutes of Meeting of State Building Commission February 14, 2008 Page 3 of 19

Speaker Naifeh called the meeting to order at 11:13 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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TENNESSEE STATE VETERANS HOME BOARD

11:13 a.m.

WEST TENNESSEE VETERANS HOME, HUMBOLDT, TENNESSEE

At Mr. Fitts' suggestion, the Commission referred to the Subcommittee, with authority to act, a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$303,000.00 to \$553,000.00 (\$250,000.00 increase) of a project for **Healthcare Upgrades** to include chiller and boiler replacements at West Tennessee Veterans Home, Humboldt, Tennessee.

Estimated Project Cost: \$303,000.00 SBC Project No. 680/000-01-2008

DEPARTMENT OF AGRICULTURE

11:14 a.m.

Commissioner Ken Givens requested action on the following matter.

DIVISION OF FORESTRY - STATEWIDE

1) Approved a project and acknowledgment of the source of funding for **Equipment Storage Buildings** at various counties statewide, with design and construction by in-house labor and F&A architectural consultant.

Estimated Project Cost: \$53,000.00 SBC Project No. 100/010-01-2008

DEPARTMENT OF SAFETY

11:15 a.m.

Deputy Commissioner Greta Dajani requested action on the following matter.

WHITEHAVEN DRIVERS LICENSE TESTING STATION, MEMPHIS, TENNESSEE

Approved a request for a revision in funding and acknowledgment of the source of funding from \$3,398,000.00 to \$4,501,000.00 (\$1,103,000.00 increase) of a project for **Drivers License Testing Station** at Memphis, including approval to abate and demolish the existing structure.

Revised Estimated Project Cost: \$4,501,000.00 SBC Project No. 502/019-01-2006

DEPARTMENT OF EDUCATION

11:20 a.m.

Acting Commissioner Tim Webb requested action on the following matters.

TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE

1) Approved a request for a revision in funding from \$820,000.00 to \$720,000.00 (\$100,000.00 decrease) of a project for Exterior Wall Repairs at Tennessee School for the Blind, Nashville, Tennessee.

Revised Estimated Project Cost: \$720,000.00 SBC Project No. 168/005-01-2006

2) Approved a request for a revision in funding and acknowledgement of the source of funding from \$1,340,000.00 to \$1,440,000.00 (\$100,000.00 increase) of a project for **Gym Upgrade** at Tennessee School for the Blind, Nashville, Tennessee.

Revised Estimated Project Cost: \$1,440,000.00 SBC Project No. 168/005-01-2005

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Comptroller Morgan asked about the status of the Alvin C. York Old High School Demolition project. Charles Garrett responded that the group is working together and moving forward as planned. He said they should have another discussion in the next few weeks.

DEPARTMENT OF TOURIST DEVELOPMENT

11:22 a.m.

Commissioner Susan Whitaker requested action on the following matter.

STATEWIDE

Commissioner Whitaker presented a request for approval of a project and acknowledgment of the source of funding for the development of a **Tennessee Fishing Trail** at fishery sites statewide, and selection of a consultant to develop the program planning for the project. Comptroller Morgan stated that this project was disclosed in last year's budget originally under TWRA, and is now seen under Tourist Development. Commissioner Whitaker responded that the project will be a partnership involving the three State agencies: Tourist Development, TWRA and Environment & Conservation. The Commission approved the request as presented, and the selection of Bill Dance Signature Lakes to develop the program planning for the project.

Estimated Project Cost: \$500,000.00 SBC Project No. 660/000-01-2008

DEPARTMENT OF CORRECTION

11:24 a.m.

Commissioner George Little requested action on the following matter.

SOUTHEAST TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, PIKEVILLE, TENNESSEE

Approved a request for the selection of DLR Group of Orlando, Florida, for design services based on the RFQ evaluation, and approval to issue an RFP for a Construction Manager/General Contractor (CM/GC) for the revised scope for the **Southeast Tennessee State Regional Correctional Facility** in Bledsoe County, Tennessee.

Comptroller Morgan asked Commissioner Little what he thought it was going to cost. Commissioner Little said that their best estimate for the actual prison component was \$145 million. He said that that was a good number and had opportunities for efficiencies. He added that there are two infrastructure elements that are another \$23 million, and roughly another \$20 million including other fees that have already occurred. He stated that the current budget proposal will include those additional elements. Commissioner Goetz discussed an arrangement with the City of Dayton for water supply, and he wanted to make sure it was the best possible deal for the State. After discussion, the Commission approved the request as presented.

Estimated Project Cost: \$144,000,000.00 Estimated Planning & Utility Cost: \$20,000,000.00

SBC Project No. 142/013-02-2004

UNIVERSITY OF TENNESSEE

11:28 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$13,727,000.00 to \$15,451,000.00 (\$1,724,000.00 increase) of a project for **Fraternity Houses Renovation and Additions** at the University of Tennessee, Knoxville, to include a new chapter house for Sigma Nu Fraternity, including approval to demolish the existing structure, and the selection of Blankenship & Partners to design and supervise the project.

Revised Estimated Project Cost: \$15,451,000.00 SBC Project No. 540/009-37-2004

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

Approved a request for a revision in funding from \$400,000.00 to \$500,000.00 (\$100,000.00 increase) of a project for **Joint Institute for Heavy Ion Research** at Oak Ridge National Laboratory, and authorization to award a contract to J.A. Fielden Company, Inc., in the amount of \$421,800.00, based on bids received December 11, 2007.

Revised Estimated Project Cost: \$500,000.00 SBC Project No. 540/017-01-2006

<u>UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE</u>

Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$2,600,000.00 to \$2,900,000.00 (\$300,000.00 increase) of a project for **Elam Center Renovation** at the University of Tennessee at Martin, to include replacement of intramural field lighting.

Revised Estimated Project Cost: \$2,900,000.00 SBC Project No. 540/011-06-2004

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

Approved a project and acknowledgment of the source of funding for Food Services Renovations at the University of Tennessee Health Science Center, Memphis, with funding provided by the food service vendor.

Estimated Project Cost: \$500,000.00 SBC Project No. 540/013-01-2008

DEPARTMENT OF ENVIRONMENT & CONSERVATION

11:30 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

FORT PILLOW STATE HISTORIC PARK, LAUDERDALE COUNTY, TENNESSEE

Approved a request for a revision in funding from \$176,510.00 to \$196,510.00 (\$20,000.00 increase) of a project for **Picnic Shelter and Bathhouse** at Fort Pillow State Historic Park, Henning, and authorization to award a contract to Griffin Construction, in the amount of \$150,500.00, based on bids received January 17, 2008.

Revised Estimated Project Cost: \$196,510.00 SBC Project No. 126/038-01-2004

TIMS FORD STATE PARK, FRANKLIN COUNTY, TENNESSEE

Approved the Early Design Phase of a project for **Visitor Center / Park Office** at Tims Ford State Park, Franklin County, as presented by Neuhoff Taylor Architects, P.C.

Estimated Project Cost: \$828,000.00 SBC Project No. 126/092-01-2006

WYNNEWOOD STATE HISTORIC SITE, SUMNER COUNTY, TENNESSEE

Mr. Fitts brought up from the floor a request regarding the recent tornado damage at Wynnewood State Historic Site, explaining that the site experienced significant damage including total destruction of four of the 17 structures, substantial damage to the main building, and loss/damage of artifacts. He said the request was for approval of a project and approval to utilize emergency contractors, designers and consultants, as necessary, for Emergency Repairs & Reconstruction, and selection of a designer to coordinate, design and supervise the project with acknowledgement that the estimated project cost will be updated with additional development. Mr. Fitts discussed the potential use of the Best Value Option 1 process for the selection of the restoration designer, and it was agreed that that request would be brought back at the appropriate time. After discussion, the project was approved and the selection of Centric Architecture to coordinate, design and supervise the project.

Estimated Project Cost: \$6,000,000.00 *SBC Project No.* 160/004-01-2008

TENNESSEE BOARD OF REGENTS

11:36 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

1) Approved a request for a change in subcontractors for **Student Recreation Center New Construction** at Austin Peay State University in Clarksville, Tennessee.

Estimated Project Cost:

\$12,525,000.00

SBC Project No.

166/003-01-2003

Middle Tennessee State University, Murfreesboro, Tennessee

1) Approved a request for a revision in source of funding for College of Education and Behavioral Science Facility at Middle Tennessee State University in Murfreesboro, Tennessee. Treasurer Sims explained that this request changed the source of funding from current funds to bond funds. He said that this action was on the understanding that the Commissioner of Finance & Administration would transfer the current funds removed from the project to the capital planning account.

Estimated Project Cost:

\$29,880,000.00

SBC Project No.

166/009-04-2007

Tennessee State University, Nashville, Tennessee

1) Approved request for a revision in estimated project cost and funding from \$1,100,000.00 to \$1,600,000.00 (a \$500,000.00 increase) and acknowledgement of source of funding for Housing Fire **Safety Upgrades** at Tennessee State University in Nashville, Tennessee.

> **Revised Estimated Project Cost:** SBC Project No. 166/001-04-2006

\$ 1,600,000.00

University of Memphis, Memphis, Tennessee

1) Approved a project, authorization to proceed with planning, and acknowledgment of source of funding for Biochemistry and Biology Facility at the University of Memphis in Memphis, and the selection of Fleming Associates Architects / Evans Taylor Foster Childress, a joint venture, to plan the project.

Estimated Project Cost:

\$25,200,000.00 850,000.00

Planning Cost:

SBC Project No. 166/007-01-2008

Cleveland State Community College, Cleveland, Tennessee

Approved a request for a revision in estimated project cost and funding from \$500,000.00 to \$650,000.00 (a \$150,000.00 increase) and acknowledgement of source of funding for **Technology Building Roof & HVAC Replacement** at Cleveland State Community College in Cleveland, Tennessee.

Revised Estimated Project Cost: SBC Project No. 166/013-02-2006

\$650,000.00

Dyersburg State Community College, Dyersburg, Tennessee

Approved a project, authorization to proceed with planning, and acknowledgment of source of funding for **Jimmy Naifeh Student Services and Learning Resource Center** at Dyersburg State Community College in Covington, and the selection of Habiterra Architecture / McGehee Nicholson Burke, a joint venture, to plan the project.

Estimated Project Cost: \$13,600,000.00 Planning Cost: 450,000.00

SBC Project No. 166/017-01-2008

Nashville State Technical Community College, Nashville, Tennessee

Approved the selection of Doster Construction Company as Construction Manager/General Contractor for Community College Renovations at Nashville State Technical Community College in Nashville, based upon proposals received January 22, 2008.

Estimated Project Cost:

\$13,430,000.00

SBC Project No. 166/034-02-2007

Northeast State Technical Community College, Blountville, Tennessee

Approved a project, authorization to proceed with planning, and acknowledgment of source of funding for **Technical Education Complex** at Northeast State Technical Community College in Blountville, approval to demolish existing shop and lab buildings, and the selection of Ken Ross Architects / Fisher + Associates, a joint venture, to plan the project.

Estimated Project Cost: \$33,400,000.00 Planning Cost: \$1,115,000.00

SBC Project No. 166/038-01-2008

Middle Tennessee State University, Murfreesboro, Tennessee

Approved a request for a revision in estimated project cost and funding from \$325,000.00 to \$350,000.00 (a \$25,000.00 increase), acknowledgement of source of funding, and approval of the Master Plan Update at Middle Tennessee State University in Murfreesboro, as presented by Lose & Associates.

Revised Estimated Project Cost: SBC Project No. 166/009-07-2005 \$ 350,000.00

Pellissippi State Technical Community College, Knoxville, Tennessee

1) Approved a request for the Master Plan Update at Pellissippi State Technical Community College in Knoxville, Tennessee, as presented by Community Tectonics, LLC.

Estimated Project Cost:

\$50,000.00

SBC Project No.

166/032-02-2006

Discussion of Bids

1) Roane State Community College, Harriman

(Gymnasium AC Installation) SBC Project No. 166/027-03-2007

Bid date: 02-06-2008

SBC Action: Referred to Subcommittee with authority to act

2) Chattanooga State Community College, Chattanooga

(Allied Health Facilities Improvements)

SBC Project No. 166/012-03-2005

Bid date: 02-06-2008

SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:58 a.m.

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

Approved a request to fully plan a project for **Interior Renovation** at Davy Crockett Tower, Nashville, and the selection of Hastings Architecture Associates to plan the project.

Estimated Project Cost: \$8,100,000.00
Estimated Planning Cost: \$700,000.00

SBC Project No. 529/077-01-2008

STATEWIDE

Approved the selection of Black Box Corporation as the best proposer through the evaluation of an RFP for **Premise Wiring and Configuration**, statewide.

Estimated Cost - Initial 3-Year Term: \$24,000,000.00 SBC Project No. 529/000-28-2007

NEW DATA CENTERS, SMYRNA AND NASHVILLE, TENNESSEE

1) Approved the selection of Turner Universal as Construction Manager/General Contractor identified as best proposer through the evaluation of an RFP for **New Data Centers** at Smyrna and Nashville, Tennessee.

Estimated Project Cost: \$44,000,000.00 SBC Project No. 529/031-01-2007

STATEWIDE

Mr. Fitts presented a request for approval of a project and acknowledgment of the source of funding for THEC Space Planning Guidelines at Tennessee universities, community colleges, technology centers, and certain specialized units, and selection of a designer to develop the guidelines, with THEC coordinating the effort. Treasurer Sims asked if the State's standard would guide their needs and was that integrated into these guidelines. Jim Vaden responded that they envision whenever new projects come forward that require additional space that the current existing space would be analyzed. After further discussion, the Commission approved the request as presented and the selection of Dober Lidsky Craig Associates to develop the guidelines, with THEC coordinating the effort.

Estimated Project Cost: \$160,000.00 SBC Project No. 529/000-02-2008

STATEWIDE MANAGEMENT ASSISTANCE

Approved a request to change the contractor name from "Hanscomb, Inc." to "Faithful + Gould, Inc." for purposes of amending current contract with said party.

SBC Project No. 529/000-09-2003

SPECIAL ITEMS

- Approved a request to extend the term of the loan for one year of **Two Urns** to the State that belong to the James K. Polk Memorial Association and are currently on display at the gravesite of President and Mrs. James K. Polk on the Capitol grounds in Nashville.
- 2) Approved a request to amend the grant agreement between the State of Tennessee and the Raise the Gunboats, Inc. to allow 25% advance payment to the grantee.

SBC Project No. 126/004-02-2007

DISCUSSION OF BIDS

1) Clover Bottom Developmental Center

(Clement Building Screen Wall Restoration) SBC Project No. 344/003-03-2006

Bid date: 02/12/2008

SBC Action: Bids within target; no action required

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

1) Approved the Minutes of the State Building Commission meeting held on January 10, 2008.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1) Frank G. Clement Birthplace

(Halbrook Hotel Renovations)

Change Order No. 5

Change Order Amount: \$159,301.41 Change Order Percent: 11.81 Cumulative Percent 17.34

SBC Project No. 160/023-01-1994

2) Tennessee Technology Centers

(Mechanical System Updates at Paris) Change Order No. 3

Change Order Amount: \$3,361.41 Change Order Percent: 5.30 Cumulative Percent 10.62

SBC Project No. 166/000-02-2006

3) Austin Peay State University

(Condensate Return/ Boiler System Repair)

Change Order No. 6

Change Order Amount: \$7,906.00 Change Order Percent: 2.32 Cumulative Percent 13.43

SBC Project No. 166/003-01-2007

4) Middle Tennessee State University

(Peck Hall Elevator Updates)

Change Order No.

Change Order Amount: \$6,610.50 Change Order Percent: 1.34 Cumulative Percent 12.70

SBC Project No. 166/009-04-2006

5) Middle Tennessee State University

(Family Housing Renovations)

Change Order No. 16

Change Order Amount: \$10,126.56 Change Order Percent: 0.36 Cumulative Percent 12.21

SBC Project No. 166/009-07-2004

6) Middle Tennessee State University

(Family Housing Renovations)

Change Order No. 17
Change Order Amount: \$4,467.84
Change Order Percent: 0.16
Cumulative Percent 12.37

SBC Project No. 166/009-07-2004

7) Walters State Community College

(College Center Roof Replacement)
Change Order No. 1

Change Order Amount: \$25,743.13

Change Order Percent: 10.92 Cumulative Percent 10.92

SBC Project No. 166/023-01-2006

8) National Guard Armory – Chattanooga

(Drainage Improvements)

Change Order No. 3

Change Order Amount: \$3,689.70 Change Order Percent: 2.9 Cumulative Percent 16.5

SBC Project No. 361/010-01-2005

9) National Guard Armory – Morristown

(Replace HVAC & Renovate Interior) Change Order No. 2

Change Order Amount: \$53,368.98 Change Order Percent: 11.99 Cumulative Percent 14.6

SBC Project No. 361/063-01-2003

SUB-COMMITTEE REPORT

Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on December 4 and 17, 2007.

DESIGNER SELECTION LIST

The following designer selections were approved as recommended.

1) Department of Tourist Development)

(Tennessee Fishing Trail)

Estimated Project Cost: \$500,000.00 SBC Project No. 660/000-01-2008 Consultant: BILL DANCE SIGNATURE LAKES

2) SOUTHEAST TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY

(New Prison)

Estimated Project Cost: \$144,000,000.00 SBC Project No. 142/013-02-2004 Designer: **DLR GROUP, ORLANDO, FL**

3) University of Tennessee Knoxville

(Sigma Nu Fraternity)

Estimated Cost: \$1,700,000.00
SBC Project No. 540/009-34-2004
Designer: BLANKENSHIP & PARTNERS

4) University of Memphis

(Biochemistry & Biology Facility - Planning)
Estimated Project Cost: \$25,200,000.00
SBC Project No. 166/007-01-2008
Designer: FLEMING ASSOCIATES / EVANS
TAYLOR FOSTER CHILDRESS, A
JOINT VENTURE

5) Dyersburg State Community College

(Jimmy Naifeh Student Services / LRC – Planning)
Estimated Project Cost: \$13,600,000.00
SBC Project No. 166/017-01-2008
Designer: HABITERRA ARCHITECTURE /

HABITERRA ARCHITECTURE / MCGEHEE NICHOLSON BURKE,

A JOINT VENTURE

6) Northeast State Technical Community College

(Technical Education Complex - Planning)
Estimated Project Cost: \$33,400,000.00
SBC Project No. 166/038-01-2008

Designer: KEN ROSS ARCHITECTS /

FISHER + ASSOCIATES, A JOINT

VENTURE

7) Davy Crockett Tower, Nashville

(Interior Renovation - Planning)

Estimated Project Cost: \$8,100,000.00 SBC Project No. 529/077-01-2008 Designer: HASTINGS ARCHITECTURE

8) Statewide

(THEC Space Planning Guidelines)
Estimated Project Cost: \$160,000.00
SBC Project No. 529/000-02-2008
Designer: DOBER LIDSKY CRAIG ASSOC

9) Wynnewood State Historic Site

(Emergency Repairs & Reconstruction)
Estimated Project Cost: \$6,000,000.00
SBC Project No. 160/004-01-2008
Designer: CENTRIC ARCHITECTURE

10) Department of Safety - Statewide

(Establish Homeland Security Measures)
Estimated Project Cost: \$1,506,000.00
SBC Project No. 502/001-01-2004
Designer: Change designer name from

"FOWLKES & ASSOCIATES ARCHITECTS" to "CENTRIC

ARCHITECTURE"

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There being no further business, the meeting adjourned at 12:01 p.m.

Minutes of Meeting of State Building Commission February 14, 2008 Page 19 of 19

Approved by:

M.D. Goetz, Jr., Commissioner Department of Finance and Administration